



**Design, Access and Heritage Statement for  
Planning and Listed Building Consent Application  
at  
Ryknild House, Manor Farm, Luckley Road, Cheltenham GL54 1ES**

**Proposed Rear Extension**

**May 2023**

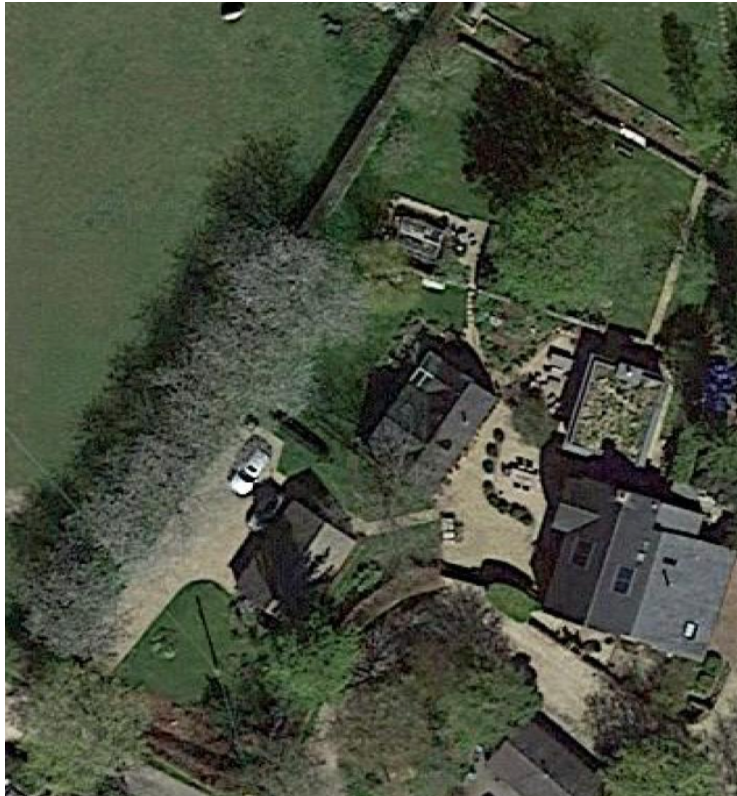
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**Introduction**

Ryknild House is a Cotswold stone dwelling and annexe accommodation built in 1992 on the northern edge of Condicote village. The main house and annexe are located in the south-eastern corner of the 0.8 acre site.







Aerial view of Ryknild House



View of main house from south west



Entrance courtyard with house on right



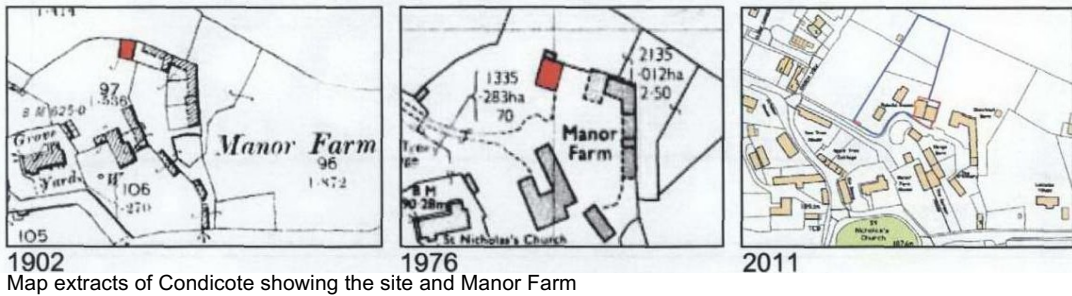
View from the south east showing the old barn and the main house structure

## List Description

Ryknild is curtilage-listed due to the property falling within the curtilage of Grade II listed Manor Farmhouse. Ryknild House was built 1992 and twice extended since then. On its south-east boundary, the house incorporates the walls of a previously derelict stone barn/ outbuilding that was part of Manor Farm.

### Listing for adjacent Manor Farmhouse, Condicote. Grade II

*"Farmhouse. Mid-late C17, extended mid-C19. Coursed rubble, C17 part with chamfered plinth and ashlar quoins; Cotswold stone roof; 3 brick stacks. In 2 parts: the right-hand part C17, 2 storeys and attic in a gabled dormer, 2 small 1st floor windows and chamfered mullions in rebated surrounds and with labels; the ground floor has a 4-light king-mullion window and C19 door to left. 2-bay 2-storey C19 extension to left with sash windows (single vertical glazing bars); a further 1½ storey extension further left again. Reset C16 arch-headed window to rear (by late C20 doorway). Inside the ground floor right hand room has cambered head wooden lintel to wide fireplace."*



2022 Former Manor Farm site with Ryknild House in NW corner



## Heritage Description

The curtilage of the former Manor Farmhouse and its former outbuildings are all accessed off a private gravel single track lane beyond Ryknild House, owned and maintained by eight freehold owners. 30 years after the original sub-division of Manor Farm into twelve freehold residential units, there were subsequent alterations and new structures, including Ryknild House and two separate garage blocks. It now has the character of a small residential enclave within the Condicote Conservation Area that no longer has any obvious connection with its former ramshackle origins as Manor Farm.

Ryknild House is on the fringes of the curtilage and largely shielded from view of the subdivided former Manor Farmhouse by other much-altered original converted properties and a three-car garage built at the time. The properties comprise a range of accommodation from a one-bedroom converted chapel, two-bedroom agricultural workers cottages, converted outbuildings and stables, mainly built with stone with pitched slate roofs, and one single storey copper clad roof of the property known as Chestnut Barn.

## Planning History since 2011

18/04238/TCONR	Tree works
15/01009/TCONR	Tree works
12/03294/COMPLY	Proposed rear extension – compliance with conditions
12/00057/FUL	Construction of a red cedar summerhouse on a concrete base
12/00116/DDD	Tree works
11/03058/FUL	Proposed rear extension
11/03067/LBC	Proposed rear extension
11/03227/LBC	Proposed thermal panels
11/01072/LBC	Proposed alterations to fenestrations, internal insulation and timber lean- to extension to curtilage listed barn and proposed refurbishment and re-modelling of attached 1992 house and proposed alterations to existing garden walls and 2 existing access gates
22/02831/FUL	Proposed pergola link across courtyard and sun porch to annexe
22/02832/LBC	Proposed glazed pergola link across courtyard and sun room to annexe and associated works

## Proposed Development

The proposal comprises a first floor en-suite master bedroom on top of the flat roof of the existing rear extension, along with some internal first floor alterations to provide access through to the new bedroom, which consequently will block one existing first floor external window.

Solar photovoltaic (PV) cell arrays are to be incorporated on the first-floor extension roof, to improve the cost effectiveness of the existing air source heat pump installation dating from 2011, at which time all insulation of the property was enhanced to either the current Building Regulations standards or better. All new windows will be like those in the original extension (2011) - triple glazed and framed in hardwood or a sustainable treated softwood alternative. The house and cottage annexe are both all-electric, supported by open fires that facilitate resilient heating and hot water options in the event of power cuts.

## **Proposed Access**

No change to the access to the property is proposed, or changes to the connections to the existing foul drainage sewer system other than internal extension of an existing soil pipe from the ground floor toilet to the ensuite bathroom above. No trees are affected. There is no longer any farm traffic along the lane. The proposed extension and link will not generate additional traffic in use.

## **Assessment of the Surroundings of the Proposed Development**

The property is located on the northern edge of the rural village of Condicote. It sits on a single-track access road to the former Manor Farm site (now 12 no. freehold residential units).

The site has a field to the west and open fields to the north with views that stretch a mile and a half or so across the Hinchwick valley.

The house and annexe sit in the south of the site next to the road with wooden gates securing a gravel entrance courtyard.

There is a garage outbuilding next to a second access gate beside the annexe.

The remainder of the site is garden that grades in openness towards the fields beyond the boundary.

Ryknild House was built in 1992 in Cotswold vernacular stone beneath a pitched slate roof and incorporated the walls of a former derelict stone barn outbuilding. The barn walls were extended upwards to form a lean-to construction on the new house. The 2011 modern "pavilion" extension to the rear of Ryknild house is clad in matching stone beneath a flat roof enclosed with a cantilevered zinc parapet and a green grass and wildflower meadow green roof.

## **Design and Appearance**

### **First Floor Extension**

In contrast to the traditional fabric and enclosed layout of the existing house, the constructed single storey rear extension provided the Clients with the light and airy drawing room they required, opening out onto the open south-facing part of the garden between the house and the annexe.

The proposed first floor bedroom to be added to the rear extension matches the aesthetic and patterning of the main house. It will provide plentiful daylight into the bedroom and give long North views to the fields and horizon beyond.

The timber-framed construction of the new storey will sit on the existing extension structure, designed to minimise the removal/ wastage of existing materials. The new pitched tiled roof and the new stone walls echo the main house.

Care has been taken to ensure the new extension does not overlook the nearest neighbouring property to the East, with new East-facing rooflights located above the internal eyeline provided for daylight and ventilation.

### Climate-responsive Design

Following the original rear extension, the first-floor bedroom has been designed to optimise energy efficiency, daylight and winter solar access. Highly insulated walls and roof, along with high-performance triple glazing will further reduce heat loss from the building.

Photovoltaic panels will be installed on the new roof in east-west orientation as previously consented.

Existing rainwater collection on the site for irrigation (to minimise potable water consumption) will be extended to the new roof, and the courtyard planting will be enhanced with drought-resistant species.

### Layout and Landscaping

The first-floor extension follows the footprint of the existing single storey structure below. The link pergola takes a simple and direct path between the house and annexe, whilst retaining the large olive tree.

No trees will be harmed in the making of this development.

### Use and Amount

The use of the proposed development is residential.

The first-floor extension will have an external footprint matching the drawing room below of 50 m<sup>2</sup>

### Alterations to Rooflights on Main House

2no. existing rooflights over the main house stairs and bathroom are to be enlarged to increase internal daylight. Due to the internal position and height of these rooflights, neither of them overlook neighbours.

## **Heritage Impact of the Proposed Extension, Glazed Pergola, and Sun Porch**

The proposed extension is designed to sit subserviently and sensitively within its setting and context, to have negligible visual impact on the historic setting of the adjacent Manor Farm site and no impact on the significance of the former Manor Farmhouse as a heritage asset.

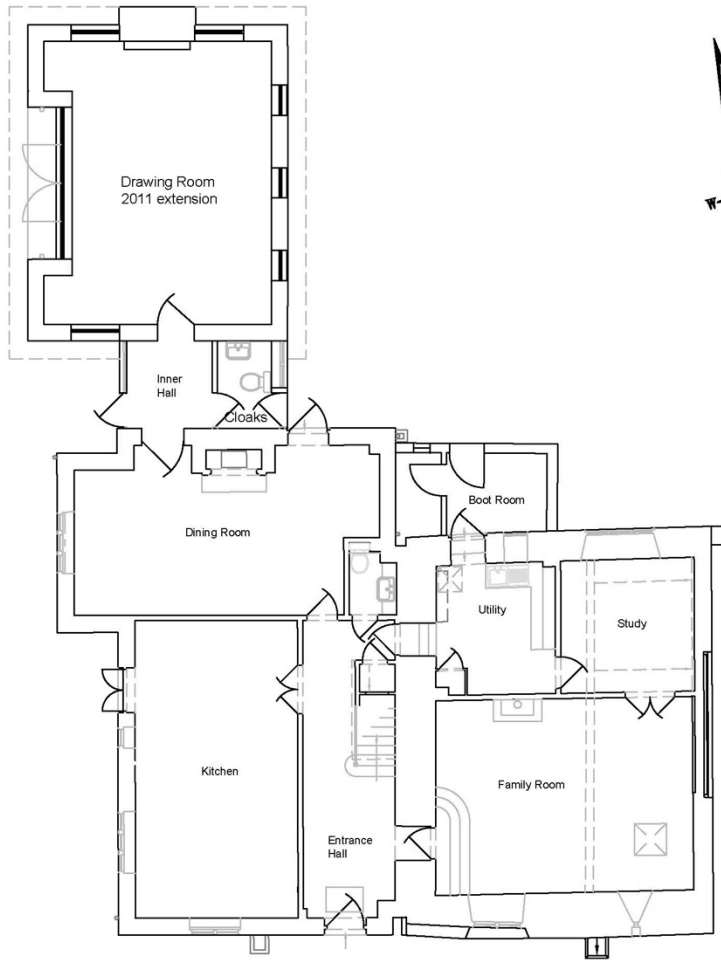
The upward extension is corresponding in appearance to the main house that it adjoins, with a subservient roof height, and the matching use of stone and tile materials, with simple lines and clean detailing, such as vernacular clipped eaves.

The new upper floor of the link between the drawing room and the main house has walls and roof cladding in standing seam zinc. There is a single casement window to the new en suite on the West/ courtyard side, matching the scale and format of the main house fenestration as a transition to the modern glazing format of the extension element.

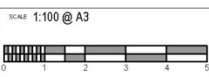
Due to the layout of the site and the mature boundary vegetation, the additional height of the upward extension would rarely be seen from outside the site; viewed from the road, it sits behind the main house; it may be partially seen along its East elevation from the cul-de-sac in winter, when there is little foliage along the boundary with the neighbouring Chestnut Barn.







REV	DRAWN	DATE	DESCRIPTION
00	JB	08.08.22	For Client comment
01	JB	12.08.22	Revised to Client comments
02	JB	11.04.23	Revised to Client comments
03	JB	02.05.23	Planning



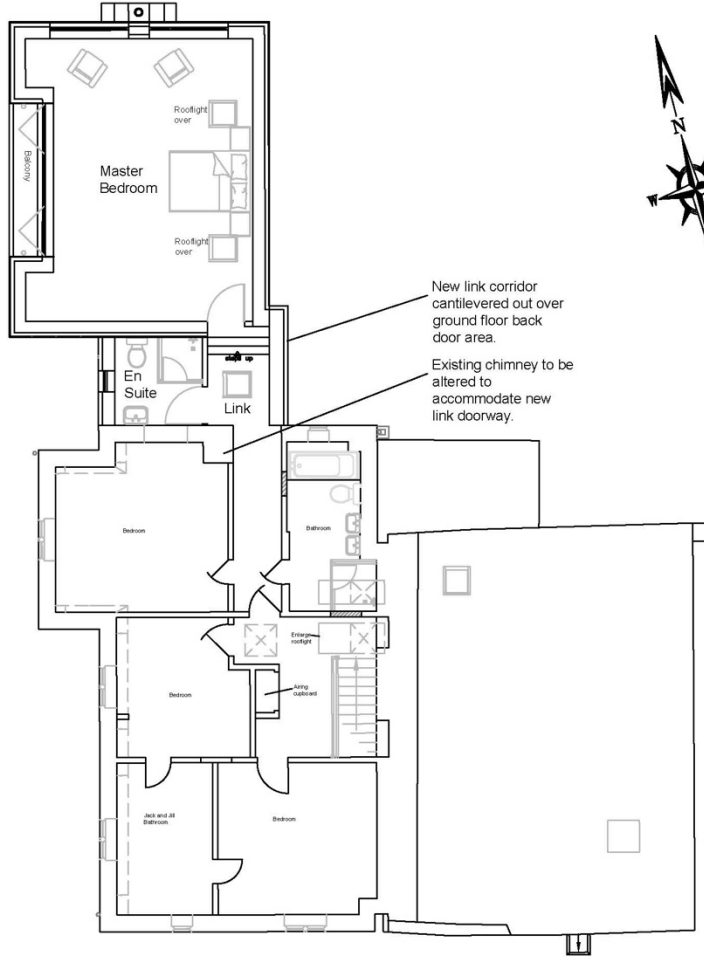
CLIENT  
BRIAN CRAIG

JULIA BENNETT ARCHITECTS LTD  
 PROJECT  
 ALTERATIONS AND EXTENSION AT  
 RYEMILD MANOR FARM, CONDICOTE  
 GLEBE

ISSUED TITLE  
**Proposed UNCHANGED**  
 Ground Floor Plan

DRAWING NO.  
DR-23.102-A-101

REVISION  
 P0



New link corridor cantilevered out over ground floor back door area.

Existing chimney to be altered to accommodate new link doorway.

REV	DRAWN	DATE	DESCRIPTION
06	JB	05.08.22	For Client comment
04	JB	12.04.22	Revised to Client comments
02	JB	11.04.22	Revised to Client comments
01	JB	02.05.22	Planning



CLIENT  
BRIAN CRAIG

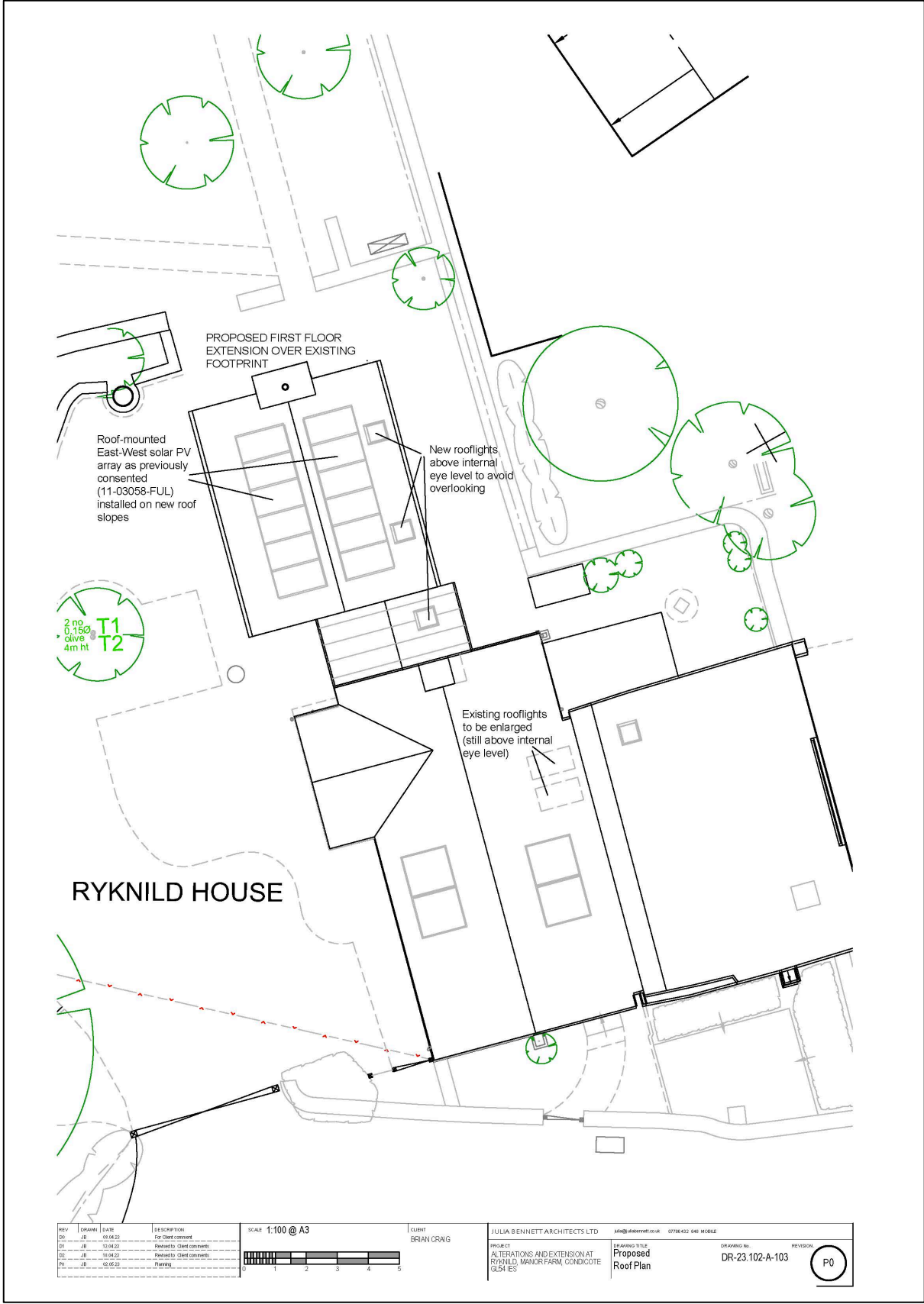
JULIA BENNETT ARCHITECTS LTD  
jba@juliabennett.co.uk 07786412 545 MOBILE

PROJECT  
ALTERATIONS AND EXTENSION AT  
RYEMILD MANOR FARM, CONDICOTE  
GLUSHIES

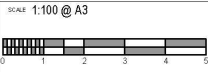
DEVELOPER TITLE  
**Proposed**  
First Floor Plan

DRAWING NO.  
DR-23.102-A-102

REVISION  
P0



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01	JB	10.04.22	Revised to Client comment
02	JB	11.04.22	Revised to Client comment
03	JB	02.05.22	Planning

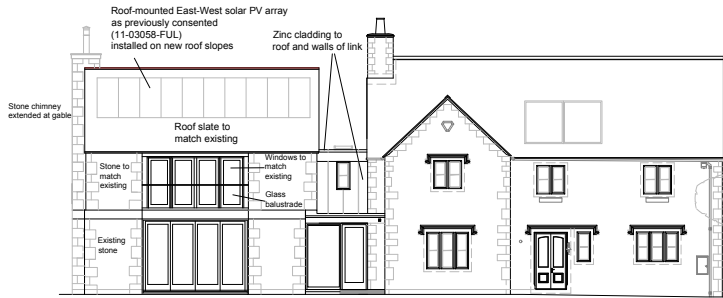


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BRIAN CRAIG

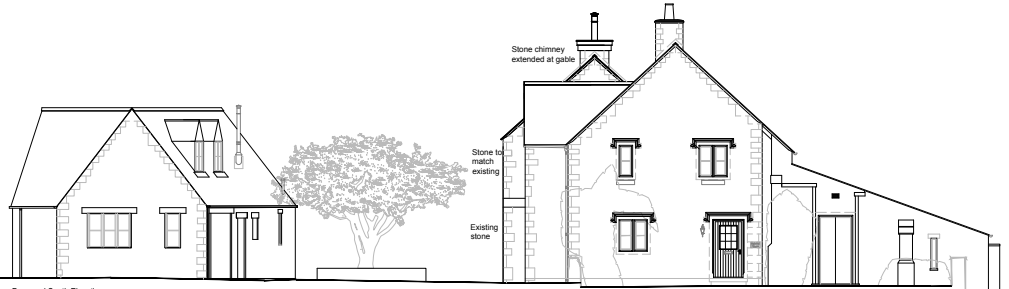
JULIA BENNETT ARCHITECTS LTD  
 PROJECT: ALTERATIONS AND EXTENSION AT RYKNILD MANOR FARM, CONDICOTE GLEBE  
 DRAWING TITLE: Proposed Roof Plan

ISSUED BY: DR-23.102-A-103  
 REVISION: P0





Proposed West Elevation



Proposed South Elevation

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PROJECT: ALTERATIONS AND EXTENSION AT RYKNILD, MANOR FARM, CONDICOTE GL54 1ES

PROPOSED ELEVATIONS

DR-23.102-A-120

Sheet 1 of 3

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Proposed North Elevation

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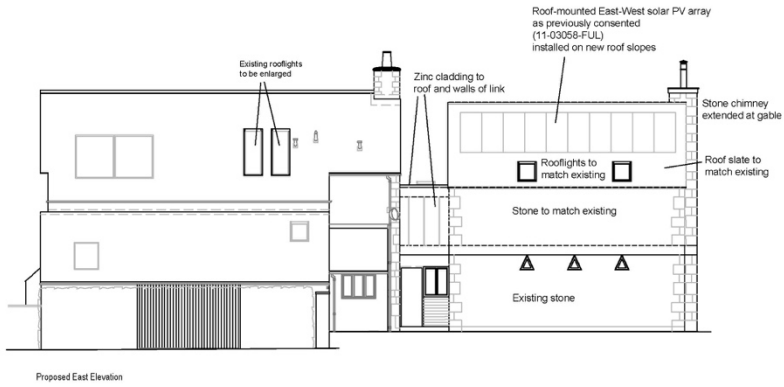
PROJECT: ALTERATIONS AND EXTENSION AT RYKNILD, MANOR FARM, CONDICOTE GL54 1ES

PROPOSED ELEVATIONS

DR-23.102-A-121

Sheet 2 of 3

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02	10/20/23	Revised/Updated				
03	10/20/23	Revised/Updated				
04	10/20/23	Revised/Updated				
05	10/20/23	Revised/Updated				

CLIENT	BRIAN CRAIG	SCALE	1:100 @ A3	ARCHITECT	JULIA BENNETT ARCHITECTS LTD
PROJECT	ALTERATIONS AND EXTENSION AT RYKILD, MANOR FARM, CONDICOTE	DATE	10/20/23	PROJECT NO.	DR-23-102-A-122
DATE	10/20/23	JOB NO.	0110	PROJECT PURPOSE	Proposed Elevations
BY		ISSUED FOR	PERMITS		Sheet 3 of 3

PO